



Citywide Janitorial Services:
Roth Property Maintenance L.L.C. 202057317
KG Clean, Inc. 202157441

Department of General Services
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Contract Details (202057317) – Roth Property Maintenance

Summary:

- Roth Property Maintenance, L.L.C. was awarded groups 1, 2, 3, 5 and 6. Roth holds certifications for DBE, MWBE and SBE.

Contract Term: 5/1/2021 – 4/30/2024 - Three years with two (2) one (1) year renewals

Contract Maximum: \$23,700,000

MWBE Commitment: 100% MWBE Commitment

Added Provisions: FEMA & CARES Language

Contract Details (202157441) – KG Clean, Inc.

Summary:

- KG Clean, Inc. was awarded groups 4 and 7. KG Clean holds certifications for DBE, MWBE and SBE.

Contract Term: 5/1/2021 – 4/30/2024 - Three years with two (2) one (1) year renewals

Contract Maximum: \$4,100,000

MWBE Commitment: 100% MWBE Commitment

Added Provisions: FEMA & CARES Language

Procurement Information

Proposals Received:

- Thirteen (13) proposals received
- Nine (9) proposals deemed responsive
 - 7 local contractors & 2 national contractors
- Two (2) awards made

Evaluation Committee:

- Stakeholder Agencies (General Services, Denver Parks & Recreation, & DOTI)

Contractor Selection:

- Roth Property Maintenance and KG Clean were evaluated and ranked as the top two contractors
- Awarding to the top two contractors limits reduces risk to the city during this first iteration of unbundling the portfolio by allowing the city to evaluate the process and end result
- Roth Property Maintenance and KG Clean have committed to 100% MWBE participation goal

Evaluation Criteria:

- Organization background
- Organization capacity
- Service delivery plan
- Staff training plan
- Pricing
- Administrative document requirements

Contract Changes from Previous Contract

- The Management Fee will be billed hourly based on actuals
- Invoices will be based on the total actual labor hours instead of a Not to Exceed
- COVID Cleaning Protocols Established
- Personal Protective Equipment – Contractors will provide appropriate to the type of cleaning being performed

Appendix

Facilities Serviced by Roth Property Maintenance

GROUP 1

Facilities Management Buildings (Team A):

1. City and County Building
2. Fire Headquarters
3. Fire Line Shop
4. Police Administration Building
5. Police District 6

GROUP 2

Facilities Management Buildings (Team B):

1. Animal Shelter
2. Metro SWAT
3. Osage Transfer Station
4. Police District 3
5. Police District 4
6. Surplus Warehouse
7. Technology Services
8. National Western Stockshow Building

Public Works Wastewater Management

1. Wastewater Management Building
2. Fleet Maintenance Facility and Fueling Station
3. Office Warehouse Building

GROUP 3

Facilities Management Buildings (Team C):

1. Arie P. Taylor Building
2. Cherry Creek Transfer Station
3. Communications Center
4. Elbra M. Wedgeworth Building
5. Electronic Engineering Bureau/Police Transmitter
6. Gang Unit
7. Policy Academy
8. Police District 1
9. Police District 2
10. Police District 5
11. Roslyn Complex (7 buildings)
12. Traffic Operations/Firing Range
13. Vehicle Impound Facility

Human Services Buildings:

1. DHS Eastside
2. Arie P. Taylor (day porter only)
3. Family Crisis Center

Motor Vehicle:

1. Northwest DMV
2. Southeast DMV

GROUP 5

Facilities Management Buildings (Team E):

1. Commons on Champa
2. Elections Division
3. Minoru Yasui Building*
4. Wellington E. Webb Building*

GROUP 6

Recreation Centers:

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| 1. 20 th Street Recreation Center | 18. Johnson Recreation Center |
| 2. Ashland Recreation Center | 19. La Alma Recreation Center |
| 3. Athmar Recreation Center | 20. La Familia Recreation Center |
| 4. Aztlan Recreation Center | 21. Martin Luther King Jr. Recreation Center |
| 5. Barnum Recreation Center | 22. Montbello Recreation Center |
| 6. Carla Madison Recreation Center | 23. Montclair Recreation Center |
| 7. Central Park Recreation Center | 24. Platt Park Recreation Center |
| 8. College View Recreation Center | 25. Rude Recreation Center |
| 9. Community Recreation Center | 26. Scheitler Recreation Center |
| 10. Cook Park Recreation Center | 27. Southwest Recreation Center |
| 11. Eisenhower Recreation Center | 28. St. Charles Recreation Center |
| 12. Glenarm Recreation Center | 29. Stapleton Recreation Center |
| 13. Green Valley Ranch Recreation Center | 30. Swansea Recreation Center |
| 14. Harvard Gulch Recreation Center | 31. Washington Park Recreation Center |
| 15. Harvey Park Recreation Center | |
| 16. Hiawatha Davis Recreation Center | |
| 17. Highland Senior Recreation Center | |

*Indicates building follows the SEIU agreement

Facilities Serviced by KG Clean

GROUP 4

Facilities Management Buildings (Team D):

1. Lindsey-Flanigan Courthouse
2. Police Crime Lab
3. Rose Andom Center
4. Van Cise-Simonet Detention Center

GROUP 7

Parks Facilities:

1. Buffalo Bill Museum
2. Central Park Pavilion
3. Chief Hosa Lodge
4. City Park Pavilion
5. Fleming Mansion
6. Molkery Hall
7. Mountain Parks Headquarters
8. Parks Greenhouse
9. Parks Headquarters-Huron
10. Washington Park Boathouse
11. Washington Park Maintenance

Services Covered by Contract

Type of Cleaning:

- Carpet and upholstery cleaning
- Countertop and desktop cleaning
- Dusting
- Exterior trash collection
- Floor polishing, stripping and waxing
- Floor sweeping and mopping
- Glass (spot cleaning only)
- Holding cell decontaminations
- Machine floor scrubbing
- Metal cleaning and polishing
- Restroom cleaning and dispenser service
- Trash and recycling collection
- Vacuuming

Type of Areas Cleaned:

- Conference rooms and classrooms
- Courtrooms
- Elevators
- Gymnasium, exercise and wellness rooms
- Holding cells
- Kitchens and break rooms
- Lobbies, entrances, hallways and stairways
- Locker rooms
- Offices
- Restrooms
- Service areas

Facility or Service Addition Process

- City agencies work with Facilities Management to determine custodial needs, and may request the addition of facilities to the contract or service modifications at a building already under contract
- There is a formal process for adding facilities or services that includes obtaining a cost estimate from the Contractor
- All facility additions or service increases must be approved by the Executive Director of General Services

Prevailing Wage vs. Minimum Wage

Prevailing Wage

Custodian I & Custodian II

- Classifications covered under City's Prevailing Wage
- Annual review of base wage and fringe rates conducted by OHR
- Rates are adjusted annually to include any increases resulting from Prevailing Wage determinations
- Current base rate for Custodian I is \$16.43/hr. and Custodian II is \$16.78/hr., not including benefits or shift differential

City's Minimum Wage

- Contract will be covered under the City's minimum wage ordinance.
- The City Minimum Wage, exclusive of fringe benefits, shall be calculated as follows:
 - Beginning Jan. 1, 2021: \$14.77 per hour
 - Beginning Jan. 1, 2022: \$15.87 per hour
 - Citywide minimum wage adjusts by CPI beginning in 2023

City's Contractor Minimum Wage

- Contract will be covered under the City's Contractor minimum wage ordinance.
- The City's Contractor Minimum Wage, exclusive of fringe benefits, shall be calculated as follows:
 - Beginning July 1, 2021: \$15 per hour
 - Beginning July 1, 2021: \$15 (plus Consumer Price Index) per hour

*By law, the highest of these three wages will apply

Fringe Benefits Covered by Prevailing Wage

City contractors are required to pay not less than prevailing wage, including fringe benefits as predetermined by the Office of Human Resources. The contractor's obligation to pay fringe benefits may be met either by payment of the fringe benefits to bona fide benefit plans, funds, or programs **or** by making payments to the covered employees as additional pay in lieu of fringe benefits.

The Denver Auditor's Office Prevailing Wage Division must approve all fringe benefit packages.

1. Health Insurance
2. Paid Leave
3. Tools and Employer Costs
4. Pension, Vesting, and Retirement Plans

XO 136 Transition

- In a contract transition, XO 136 requires new contractors for certain city services to offer a right of first refusal in positions for which employees are qualified
- Roth will provide an employee roster for the facilities that will be serviced by KG Clean once contracts are executed
- KG Clean will work with the City on transition and outreach planning

Questions

